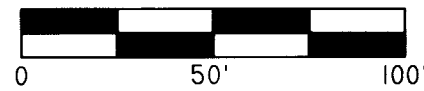




SCALE 1"=50'

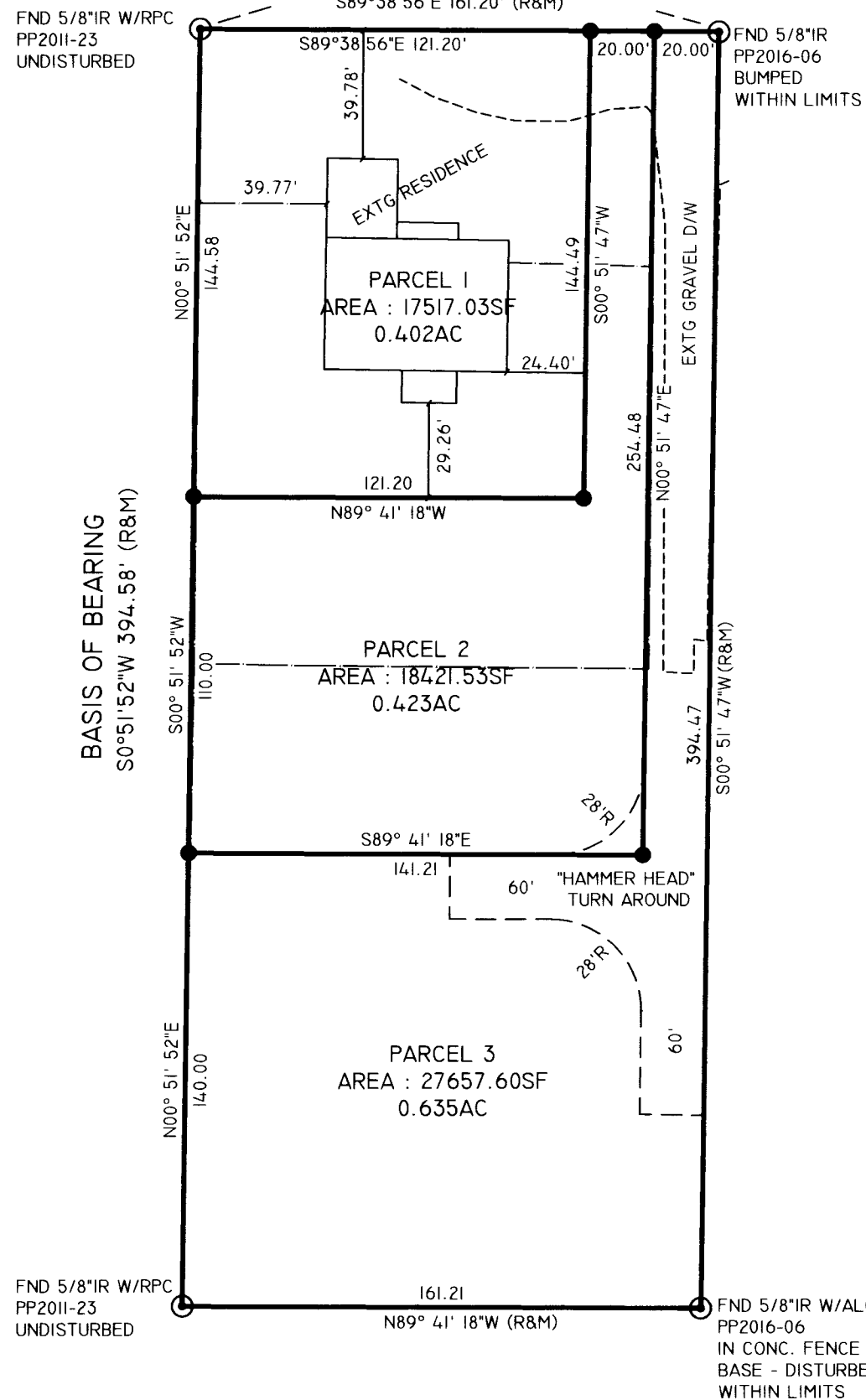


BASIS OF BEARING

BEARING BASE -- W LINE PARCEL 1 PP2016-06

POWELL ROAD (CO.RD. 54.6)

40' R-O-W WIDTH (S89°38'56"E)(R2-4)



LEGAL DESCRIPTION: FROM DOCUMENT NO.

2003-4290501, UMATILLA CO. DEED RECORDS. TRACT 1: PARCEL 1 OF PARTITION PLAT 2016-06 TO THE CITY OF MILTON FREEWATER, UMATILLA COUNTY, OREGON.

LEGEND

- SET 5/8"X30" IRON REBAR WITH RED PLASTIC CAP, MARKED ORPLS43406LS/WAPLS44338
FOUND 5/8" IRON REBAR, AS NOTED.
CALCULATED POINT - NOTHING FOUND OR SET.
RECORD AND REFERENCE TO SURVEY
PROPERTY LINE
EXISTING FENCES
EXISTING GRAVEL DRIVEWAYS
EXISTING PAVED POWELL ROAD
EXISTING STRUCTURES

OWNER'S DECLARATION:

WE, KELLY AND CAROLYN R. HAHN, OWNERS OF PARCEL 1 OF PARTITION PLAT 2016-06, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 35 EAST OF THE WILLAMETTE MERIDIAN, CITY OF MILTON FREEWATER, UMATILLA COUNTY, OREGON, DO HEREBY ACKNOWLEDGE THAT WE HAVE CAUSED THIS REPLAT TO BE PREPARED AND THIS LAND TO BE DIVIDE IN ACCORDANCE WITH O.R.S. CHAPTER 92, AS REVISED, AND UMATILLA COUNTY ORDINANCE.

Kelly Hahn
KELLY HAHN, OWNER

Carolyn R. Hahn
CAROLYN R. HAHN, OWNER

ACKNOWLEDGMENT

STATE OF OREGON
S.S.
COUNTY OF UMATILLA

ON THIS 25th DAY OF April, IN THE YEAR 2024, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED KELLY AND CAROLYN R. HAHN, OWNERS, PROVED TO ME BY MEANS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY, AS LEGAL REPRESENTATIVES, EXECUTED IT.

Dena Carson
NOTARY SIGNATURE

Dena Carson
NOTARY PUBLIC OF OREGON (PRINT)

COMMISSION NO. 1035818

MY COMMISSION EXPIRES: 5/4/2025

SURVEYOR'S NARRATIVE:

THIS SURVEY WAS PERFORMED AT THE REQUEST OF CAROLYN HAHN, OWNER, TO PERFORM A REPLAT OF PARCEL 1 OF PARTITION PLAT 2016-06, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 35 EAST OF THE WILLAMETTE MERIDIAN, CITY OF MILTON FREEWATER, UMATILLA COUNTY, OREGON.

I WAS ABLE TO LOCATE ALL OF THE PROPERTY CORNERS OF PARCEL 1 OF PARTITION PLAT 2016-06, BY KRUMBEIN, AND MY PARTITION PLAT 2011-23, AS SHOWN. KELLY HAHN STATED THAT THE NORTHEAST CORNER OF THIS PARCEL HAD BEEN BUMPED BY CONSTRUCTION CREWS AS THEY INSTALLED SIDEWALKS AND CURB ON POWELL ROAD, AND IT DOES APPEAR TO BE SLIGHTLY DISPLACED. THE SOUTHEAST CORNER IS IN A CONCRETE FENCE POST BASE AND I AM CERTAIN IT HAS BEEN DISPLACED SOME. THE WESTERLY CORNERS ARE INTACT AND APPEAR TO NOT HAVE BEEN DISTURBED. THERE ARE FENCES ALONG THE WESTERLY AND SOUTHERLY SIDES OF THE PROPERTY.

I HOLD THE WEST LINE OF PARCEL 1 AS THE BASIS OF BEARING FOR THIS SURVEY AND I APPLY A COMBINED SCALE FACTOR OF 0.99992397 FROM GROUND TO GRID CALCULATED BETWEEN THE WESTERLY CORNERS OF THIS PARCEL. THE ROTATION FROM GRID BEARINGS TO RECORD IS 1°28'25" CLOCKWISE ABOUT THE NORTHWEST CORNER OF SAID PARCEL. I USED NAD83 ORNSPC, INTERNATIONAL FEET AS DATUM FROM MULTIPLE RTK GPS OBSERVATIONS.

THIS SURVEY WAS PERFORMED USING A CARLSON BRX7 RTK GPS SYSTEM. STANDARD ERROR FOR THE RTK SYSTEM IS 8.0MM + 1 PPM X BASELINE MEASURED, IN MILLIMETERS. I FIND NOTHING OUT OF THE ORDINARY ON THIS SURVEY.

Robert D. English
ROBERT D. ENGLISH, ORPLS43406LS

REFERENCES:NOTE: UMATILLA COUNTY DEED RECORDS

- (R1) ASSESSOR'S MAP 6N3535DC
(R2) PARTITION PLAT 2011-23, ENGLISH FOR KELLY, 2011. ORIGINAL TRACT PARTITION OF PROPERTY.
(R3) PARTITION PLAT 2016-06, KRUMBEIN FOR KELLY, 2016. FURTHER PARTITION OF THIS PROPERTY.
(R4) COUNTY SURVEY 18-073-B, KRUMBEIN FOR KELLY, 2018, PROPERTY LINE ADJ. TO PARCEL 2 PP2011-23.
(D1) WARRANTY DEED, DOC. NO. 2015-6280087, KNOWLES TO PEARSON, 2015. TL4600 6N3535DC.
(D2) STAT. WARRANTY DEED, DOC. NO. 2016-643036, KELLY TO HAHN, 2016. TL1802 6N3535DC.
(D3) WARRANTY DEED, DOC. NO. 2018-6750796, KELLY TO BROWN, 2018. TL1802 6N3535DC.
(D4) WARRANTY DEED, DOC. NO. 2020-6970374, BRINKER TO TRUMBULL/BANEK, 2020. TL3300 6N3535DC.
(D5) STAT. WARRANTY DEED, DOC. NO. 2020-7060064, PITTMAN TO MARTINEZ, 2020. TL500 6N3535DC.
(D6) WARRANTY DEED, DOC. NO. 2020-706425, SAAGER TO ABELL, 2020. TL300 6N3535DC.
(D7) STAT. WARRANTY DEED, DOC. NO. 2021-7290087, HOEL TO CHAVEZ, 2021. TL4800 6N3535DC.

UMATILLA COUNTY

PARTITION PLAT NO. 2024-10

A REPLAT OF PARCEL 1 OF PARTITION PLAT 2016-06, AKA CURRENT TAX LOT 1802 OF ASSESSOR'S MAP 6N3535DC, LOCATED IN THE SW1/4 OF SE1/4 OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 35 EAST, WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.

SURVEYOR'S CERTIFICATE

I, ROBERT D. ENGLISH, OREGON PROFESSIONAL LAND SURVEYOR NUMBER 43406LS, BEING DULY SWORN, DEPOSE AND SAY THAT I HAVE SURVEYED AND MARKED WITH LEGAL MONUMENTS THE LANDS SHOWN ON THIS REPLAT, AS SHOWN HEREIN. SAID REPLAT IS SITUATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 35, EAST OF THE WILLAMETTE MERIDIAN, CITY OF MILTON FREEWATER, UMATILLA COUNTY, OREGON. THE PURPOSE OF THIS REPLAT IS TO CREATE 3 SEPARATE LOTS INSIDE OF PARCEL 1 OF PARTITION PLAT 2016-06 TO THE CITY OF MILTON FREEWATER, UMATILLA COUNTY, OREGON.

I FURTHER CERTIFY AND SAY THAT I MADE THIS SURVEY AND PLAT BY ORDER OF AND UNDER THE DIRECTION OF THE OWNERS THEREOF, AND THAT ALL BOUNDARY CORNERS ARE MARKED WITH MONUMENTS AS INDICATED ON THE AMENDED MAP IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. 92.050 AND 92.060.

THE INITIAL POINT IS A 5/8" IRON ROD WITH RED PLASTIC CAP AT THE NORTHWEST CORNER OF SAID PARCEL 1 OF PARTITION PLAT 2016-06.

Robert D. English
ROBERT D. ENGLISH, ORPLS43406LS

SURVEYOR'S EXACT COPY STATEMENT

I, ROBERT D. ENGLISH, REGISTERED OREGON SURVEYOR NO. 43406LS DO HEREBY CERTIFY THAT I AM THE SURVEYOR WHO PREPARED THIS REPLAT OF PARCEL 1 OF PARTITION PLAT LOCATED IN THE CITY OF MILTON FREEWATER, UMATILLA COUNTY, STATE OF OREGON, AND THAT THE ANNEXED TRACING IS AN EXACT COPY OF SAID REPLAT AS THE SAME IS ON FILE IN UMATILLA COUNTY RECORDS, AND SAID EXACT COPY IS SUBMITTED AS PER O.R.S. 92.120.

Robert D. English
ROBERT D. ENGLISH, ORPLS43406LS

APPROVALS

CITY OF MILTON FREEWATER - PLANNING DEPT.
THE ACCOMPANYING PLAT IS HEREBY APPROVED

THIS 25th DAY OF April, 2024.

Laurel Lewis
PLANNER, CITY OF MILTON FREEWATER.

UMATILLA COUNTY SURVEYOR

I, DAVID H. KRUMBEIN, UMATILLA COUNTY SURVEYOR, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE ACCOMPANYING PLAT AND THAT IT COMPLIES WITH THE LAWS OF THE STATE OF OREGON WITH RESPECT TO THE FILING AND RECORDING OF SUCH PLATS, AND I DO THEREFORE APPROVE SAID PLAT FOR FILING IN THE RECORDS OF UMATILLA COUNTY, OREGON.

APPROVED THIS 1 DAY OF May, 2024.

David H. Krumbain
DAVID H. KRUMBEIN, UMATILLA COUNTY SURVEYOR

UMATILLA COUNTY ASSESSMENT & TAXATION DEPT.
TAXES ARE PAID IN FULL.

THIS 2 DAY OF May, 2024.

Richard Reynolds
UMATILLA COUNTY TAX COLLECTOR

REGISTERED PROFESSIONAL LAND SURVEYOR

Robert Douglas English
OREGON JANUARY 11, 2005
ROBERT DOUGLAS ENGLISH
43406LS

RENEWAL DATE: 12/31/25

State of Oregon 2024-0002874
County of Umatilla 05/06/2024 10:44:56 AM
REC-DE-PP
Pgs=1 \$5.00 \$11.00 \$19.00 \$10.00 \$80.00 \$120.00
\$24.00
00021956202400028740010018
Office of County Records
Steve Churchill
UMATILLA COUNTY

Table with 3 columns: DATE, DWN.BY, RECORD OF SURVEY FOR; SCALE, CHK. BY; JOB NO., REV.DATE; DWG NO. Includes 'RECEIVED BY' stamp and 'SURVEY ONE,LLC' information.